



**MEETING OF THE  
BOARD OF DIRECTORS**

**July 24, 2025 at 4:30 pm**  
**Location: Hudson River Park Trust**  
**Pier 57 Discovery Tank Classroom**  
**25 11<sup>th</sup> Avenue**  
**New York, NY 10011**

**AGENDA**

**I. CONSENT AGENDA**

- A. Approval of Minutes and Ratification of the Actions Taken at the June 5, 2025 Meeting of the Hudson River Park Trust Board of Directors
- B. Ratification and Approval of Contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers New Jersey for Goose Control Services
- C. Authorization to Amend Contract with Gilbane Building Company for Pier 97 Construction Management Services

**II. PRESIDENT'S REPORT**

**III. EXECUTIVE SESSION on PENDING REAL ESTATE and LITIGATION MATTERS**

**IV. ADJOURN**

The public is welcome to attend the meeting in person or watch virtually using the following Zoom link:

<https://us06web.zoom.us/j/83115552050>

Phone one-tap:

+16465588656,,83115552050# US (New York)

+16469313860,,83115552050# US

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions  
Taken at the June 5, 2025 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on June 5, 2025 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of the Hudson River Park Trust.

**MEETING OF THE  
HUDSON RIVER PARK TRUST  
BOARD OF DIRECTORS  
Pier 57, Discovery Tank Classroom  
25 11<sup>th</sup> Avenue  
New York, NY**

**June 5, 2025 at 4:30 pm**

**MINUTES**

**Directors Present:**

Antonia Pereira (Chair on behalf of NYSDEC)  
Leslie Wright  
Sarah Neilson  
Jeffrey Kaplan  
Michael Pastor  
Christine Berthet  
Pamela Frederick  
Purnima Kapur (arrived around 4:45 during Friends Report)

**Appearances:**

Hudson River Park Trust  
Noreen Doyle, President and CEO  
Robert Rodriguez, EVP of Park Management  
Robert Atterbury, EVP of Park Relationships and Programs  
Kimberly Quinones, CFO and EVP of Finance & Real Estate  
Christine Fazio, General Counsel

Also present:

Tammy Meltzer, Advisory Council  
Connie Fishman, Hudson River Park Friends

[While waiting for the remaining Directors to arrive to meet the quorum requirements, Connie Fishman provided the Hudson River Park Friends' Report followed by Tammy Meltzer who provided the Advisory Council Report at the beginning of the meeting. Both reports are found at the end of these Minutes.]

With a quorum being present, Chair Antonia Pereira called to order the June 5, 2025 meeting of the Hudson River Park Trust Board of Directors. The Chair began by explaining that the meeting was being recorded and would be posted on the Trust's website and a stenographer would provide a transcript. She stated that the Directors had received the Agenda materials in advance of the meeting and were free to ask questions or comment at any time on the action items submitted for approval but that questions or comments from the audience would not be entertained at the meeting. She further noted that the Board memos and resolutions on today's agenda had been posted on the Trust website in the link entitled Board Meetings, Bylaws and Other Materials under Board Agendas and Minutes and thus are available to the public.

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The Chair then stated that there are seven items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the March 27, 2025 Meeting of the Hudson River Park Trust Board of Directors; 2) Authorization to Amend Contracts for On-Call General Construction Services; 3) Authorization to Amend Contracts for On-Call Architecture and Engineering Services; 4) Ratification and Approval of Contract with Kone, Inc. for Elevator Maintenance Services; 5) Ratification and Approval of Contract Amendment with Mickella Solutions, Inc. for Audio Consultant Services; 6) Ratification and Adoption of 2025 Investment Guidelines; and 7) Ratification of Community Member Appointees to the Hudson River Park Advisory Council.

The Chair then called for a motion to approve all of the items on the Consent Agenda. The following seven Resolutions were unanimously approved by the Directors.

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the March 27, 2025 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors

held on March 27, 2025 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of the Hudson River Park Trust.

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**HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with Andrew Velez Construction Inc. d/b/a Velez Organization; Sweet Group of New York, LLC; and Greenway USA, LLC for On-Call General Construction Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend three separate contracts with: (1) Andrew Velez Construction Inc. d/b/a Velez Organization; (2) Sweet Group of New York LLC; and (3) Greenway USA, LLC for On-Call General Construction Services by an additional \$2,000,000 combined for an Aggregate Total Board Authorization Amount of up to \$5,000,000 over the three-year contract period; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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**HUDSON RIVER PARK TRUST - Authorization to Amend Contracts with Marvel Architects, Landscape Architects, Urban Designers, PLLC; H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C.; and Nelligan White Architects, PLLC for On-Call Architecture and Engineering Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend three separate contracts with: (1) Marvel Architects, Landscape Architects, Urban Designers, PLLC; (2) H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C.; and (3) Nelligan White Architects, PLLC for On-Call Architecture and Engineering Services by an additional \$1,500,000 combined for an Aggregate Total Board Authorization Amount of up to \$3,500,000 over the four-year contract period; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution

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**HUDSON RIVER PARK TRUST – Ratification and Approval of Contract with Kone, Inc. for the Pier 40 Elevator Maintenance Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the contract with Kone, Inc. for Pier 40 Elevator Maintenance Services for a five-year term in the amount of \$125,000, plus a 10% contingency, for a Total Board Authorization Amount of up to \$137,500; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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**HUDSON RIVER PARK TRUST – Ratification and Approval of Contract Amendment with Mickella Solutions, Inc. for Audio Consulting Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the contract amendment with Mickella Solutions, Inc. for Audio Consulting Services for an additional \$310,000 for a Total Board Authorization Amount of up to \$456,880 and an up to three-year extension of the contract term through February 15, 2028; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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**HUDSON RIVER PARK TRUST – Ratification and Adoption of 2025 Investment Guidelines pursuant to New York State Public Authorities Law Section 2925 and the New York State Comptroller’s Investment Guidelines for Public Authorities**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and adopts the Hudson River Park Trust 2025 Investment Guidelines; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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## **HUDSON RIVER PARK TRUST – Ratification of the Appointment of Community Members of the Hudson River Park Advisory Council**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the appointment of the following new Community Members of the Hudson River Park Advisory Council: NYC Pride, Riverkeeper and Hell’s Kitchen Neighborhood Coalition; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Chair Pereira then proceeded with the corporate actions, introducing the first item: Authorization to Contract with Risa Heller Communications for Strategic Public Relations and Communications Services.

Before introducing this Board item, President Doyle publicly thanked Commissioner Sue Donoghue of the NYC Parks Department for her service to the Trust Board and for her contributions to all of NYC’s parks. The President has told her directly how grateful she and the Trust are for her strategic thinking and support on all kinds of matters, such as the negotiations last year regarding Macy’s and everything to do with the July 4th fireworks. The Trust wishes her the very best in her next chapter.

President Doyle noted that the Trust had rearranged the room and added more items to the consent agenda pursuant to feedback from several Directors to give the Directors more time to speak about other items that may arise. The Trust feels comfortable making this change since the Directors all receive very detailed memos on the proposed procurements in advance of the meeting and the Trust posts all memos on its website so that the public can also be aware of the content. Items that will move to the Consent Agenda will generally be those related to procurement matters – particularly smallish service agreements and contract amendments. Items that are being raised for the first time or that seem particularly substantive for particular reasons will generally remain as individual items on the corporate agenda, but the Trust plans to shorten the President’s spoken remarks with respect to the standard pro-forma procurement related info for those too.

The Trust will also be experimenting with other ways to share information while leaving

time for Director discussion. For example, the Board package now includes a copy of the most recent report the Trust prepared for the Trust Advisory Council summarizing key staff activities. The Trust has been preparing such reports for a number of years and posting them to its website, and the reports provide a great deal of information on the Trust's work. Because the Board will have this information in hand, President Doyle expects to be able to shorten formal aspects of the President's report, again in hopes that the Trust will collectively have more time for discussion by the Directors or, when needed, to address matters in Executive session. President Doyle thanked Director Michael Pastor and others who have brought their ideas forward to the Trust. The Trust will see how it goes and remain open to more feedback.

Now moving to the corporate action item, President Doyle stated that the Trust requires a press and media relations firm to support a range of Trust initiatives, to assist in providing public education about the Park, to help reinforce the Park brand in media, and to help strengthen the Park's identity as a unique place worthy of support. The Trust's staff released an RFP for Strategic Public Relations and Communications Services on February 19 and received 25 proposals on the April 11, 2025 submission due date. A Trust selection committee reviewed all proposals, interviewed the top eight ranked firms, and determined that Risa Heller Communications was the most qualified firm, offering a fee proposal that is reasonable and aligns with standard industry rates. The President explained that Risa Heller has successfully performed work for the Trust for the last five years and has extensive experience in public relations, media outreach, and government affairs and has also represented other public parks, including the Trust for Governors Island, Brooklyn Bridge Park Corporation, the Prospect Park Alliance and the Natural Areas Conservancy.

Accordingly, the President requested authorization by the Board to enter into a contract with Risa Heller Communications, LLC for Strategic Public Relations and Communication Services for a five-year term in an amount of up to \$700,000. Funding for this contract will be subject to the Board of Director's annual review and approval of the Trust's Operating budget.

In response to Director questions, President Doyle confirmed that the fee was a fixed monthly rate and that the Trust was limiting the scope of serves to save on costs although there are many needs for public relations that the Trust could pursue if it chose. The Directors also discussed the issue of ensuring public understanding of the name and location of Hudson River Park with many suggestions being raised. President Doyle thanked the Board and welcomed their ideas. She

pointed out that the Trust does not have a dedicated staff person or department devoted to PR. There is a group internally that generates ideas for pitches, and the Trust also periodically has formal announcements. While this is a realm where the Trust could spend boatloads of money if the Trust wished to do so, the Trust's staff feels that the Trust has overall been very successful in getting really great coverage across the Trust's realms over the past number of years. As a result, the media increasingly know A) that the Hudson River Park exists, and B) that the Trust is contacted more frequently by the media proactively for certain stories, including with respect to science and the Trust's Estuarine Sanctuary. The Trust has also been getting some great television coverage and is expecting a couple of upcoming stories featuring the Park on Good Morning America and on Univision in Spanish.

President Doyle mentioned that there are still periodic frustrations, such as the recent Wall Street Journal story called "New York's Wealthiest All Want to Live Downtown Now" which shows Little Island and which shows apartment after apartment with Hudson River Park views, but which does not identify the Park by name. Clearly, Hudson River Park works intentionally to serve the widest range of New Yorkers and visitors, as it should, but as the Trust and its partners at Hudson River Park Friends continue to try to build financial support for the Park, some of these new neighbors could become important partners, and it's important they know who the Trust is.

Chair Pereira asked if there were any questions or comments. Ms. Doyle then answered a few of the Directors' questions regarding the Trust's prior experience with Risa Heller Communications and how long the company had been working with the Trust. There being no further questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization to Contract with Risa Heller Communications for Strategic Public Relations and Communications Services**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to enter into a contract with Risa Heller Communications, LLC, d.b.a. HELLER, for Strategic Public Relations and Communication Services for a five-year term in an amount of up to \$700,000; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Chair Pereira moved onto the second item before the Board: Annual Confirmation of the Hudson River Park Trust Mission Statement and Performance Measures.

President Doyle began by explaining that as required by the Public Authorities Law, the Trust adopted an official Mission Statement in 2010, and the Board of Directors must review such Mission Statement annually as another requirement of that law. In addition, the Trust must also prepare an annual Performance Measurement Report and then file it with the Authorities Budget Office by June 30. The report explains how the Trust has accomplished its mission during the prior fiscal year.

The Trust’s Mission Statement is drawn from the Trust enabling statute and reads: The Trust’s mission is to encourage, promote, and expand public access to the Hudson River, to promote water-based recreation, and enhance the natural, cultural, and historic aspects of the river from north of Chambers Street to West 59th Street in New York City for residents and visitors to the area. The Trust has authority over the planning, construction, operation and maintenance of Hudson River Park.

With respect to Performance Measures, the Trust has long identified the following, again drawing from the Trust’s statute:

1. *Plan and design Hudson River Park.*
2. *Construct the Park.*
3. *Operate and Maintain the Park.*
4. *Provide Free and/or Low-Cost Public Recreational, Educational and Cultural Opportunities.*
5. *Promote Environmental Stewardship and Enhance the Estuarine Sanctuary.*
6. *Promote economic development and tourism in the state of New York.*
7. *Operate on a model of economic self-sufficiency.*

President Doyle then briefly highlighted a few of the ways the Trust has advanced each of these areas over the past fiscal year and encouraged the Board to start thinking about any areas where the Trust might want to put additional or different emphasis next year or otherwise in the

future as she went through them. After formal consideration of this Mission Statement and Performance report for adoption, she suggested discussing any thoughts for next year during her President's report, or in the future if people wish.

Performance Measurement Number One is Plan and Design the Park. As President Doyle believes the Board Members are all aware, most of the Park is now fully constructed per the original General Project Plan. The two purely public (as opposed to park/commercial piers at Pier 40 and Pier 76) areas are in design -- the Estuarium and the zone between West 29th and 44th Streets. The Board's Design Committee has been engaged in the design process and plans as has the community through the Trust's community meetings.

The President relayed that Performance Measurement Number Two is Construct the Park. This past fiscal year, the Trust completed the Gansevoort park building and Pier 97. The Trust also made huge progress on the new restroom and maintenance building at Pier 97 and is close to being able to open it. The Trust also retained Hudson Meridian as Construction Manager as Builder to oversee and issue construction bids for a number of important capital maintenance projects at Pier 40 and selected Reicon to perform needed parkwide marine repairs subject to regulatory approvals. The Trust also undertook numerous other smaller capital maintenance projects ranging from art restoration to pavement repairs to securing contractors for installing new synthetic turf at Piers 25 and 46 and new shade canopies at Pier 45.

She continued that Performance Measurement Number Three is Operate and Maintain the Park. The Trust Maintenance, Facilities, Operations, and Horticulture and Public Safety staff members do an extraordinary job in providing constant care to the park and its buildings, fountains, gardens and more, and programming team manages the quite difficult process of coordinating and issuing permits to hundreds of thousands of children and adults playing sports, having birthday parties, and doing walk-runs and more. Together with PEP officers from New York City Parks, the Trust also works hard to protect the public's safety, whether with respect to daily use by the huge numbers of guests, or at special events, such as annual Pride Sunday gatherings or last year's total solar eclipse. The Trust would not have such an incredible and beautiful place for residents and tourists to come to without its amazing staff and partners.

President Doyle delineated that Performance Measurement Number Four is Provide Free and/or Low-Cost Public Recreational, Educational and Cultural Opportunities. Last fiscal year, the Trust hosted over 400 free events, including Bollywood and Bhangra dance at Pier 63, Sunset

Salsa and Dance is Life at Pier 76, Blues Barbeque at Pier 76, Jazz at Pier 84, a new Broadway by the Boardwalk series at Clinton Cove, Tide Deck tours and science programming at Piers 26 and 57, the annual Pumpkin Smash at Pier 84, plus a full range of fitness classes throughout the Park. The Trust's River Project separately hosted hundreds of in-person educational programs, including a wide variety of enriching STEM programs, camp field trips and public drop-in programs throughout the year. And the Trust's tenants and occupants also host an extraordinary array of free and low-cost events, such as free kayaking, historic boat tours, and amazing dance and music performances at Little Island's amphitheater.

She continued that Performance Measurement Number Five is Promote Environmental Stewardship and Enhance the Estuarine Sanctuary. The Trust has spent a lot of time at Board meetings talking about the depth and extent of the Trust's field trip programs for NYC school children – most from Title 1 schools, the Wetlab and Discovery Tank drop-in programs, and other science and environmental experiences offered throughout the Park. The Trust also continues to expand scientific research in its Estuarine Sanctuary, including at the large habitat installed in Tribeca and on the north side of Gansevoort Peninsula.

The President explained that Performance Measurement Number Six is Promote Economic Development and Tourism in New York State. Based on the crowds each day in the Park, it seems pretty clear that the Trust continues to achieve this goal. Many of the Park's tenants and permittees provide jobs or otherwise support the New York economy, from the Intrepid Museum, to Circle Line and Chelsea Piers, to occupants within Pier 57, or the Park's various restaurants and food concessions and other park attractions. During the last fiscal year, the Park also uniquely hosted the nationally televised Macy's Fireworks show on July 4.

Finally, Performance Measurement Number Seven is to Operate on a Model of Economic Self-Sufficiency. The Trust has been successful in finding tenants and permittees that both support the Park's mission and also provide substantial funding to support the Trust's annual operating costs. The Parking Garage at Pier 40 demonstrates how good management by the Trust's real estate staff and the parking garage operator has resulted in increased income to the Park. The Trust's partnership with Hudson River Park Friends in raising private monies and huge numbers of volunteers and volunteer hours each year also contributes to the Trust's continued self-sufficiency.

The report the Directors were given provides far more examples of the Trust's accomplishments over the past fiscal year. President Doyle paused to answer any questions or

reactions before seeking Board approval to confirm the Trust's Mission Statement and the 2025 Performance Measurements. President Doyle asked that any suggestions for the current fiscal year that began on April 1 be discussed after the Board vote.

Chair Pereira asked if there were any questions or comments. There being no further questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST – Confirmation of Hudson River Park Trust Mission Statement and 2025 Performance Measures**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby confirm the Hudson River Park Trust Mission Statement and 2025 Performance Measures; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Chair Pereira then asked President Doyle to present the President's Report.

The President began by asking the Directors to consider whether there are suggestions related to the Trust's mission statement or performance measures that they would like the Trust's staff to start considering. The Directors commended the Trust's excellent work in administering the Park and did not believe changes were needed to the Trust's Mission Statement or how the Trust measures its performance each year.

President Doyle then spoke briefly on updates related to new concessions. She explained that pursuant to the Trust's Revenue Generating Guidelines, on January 6, 2025, the Trust released an RFP seeking a Food and Beverage Concessionaire for the new facilities at the Gansevoort Peninsula and Chelsea Waterside. For Gansevoort, the Trust received four responses by the submission deadline of February 10, 2025. A Trust selection committee consisting of the Trust's staff in the Real Estate, Operations and Legal Departments reviewed each proposal and selected Mavik Enterprises, Inc. d/b/a Hudson Plate as the operator. The Trust has now entered into an agreement for a one-year term with an option for two one-year extensions at the discretion of the

Trust. Mavik is a family-owned business that operates a local restaurant in Tribeca and also supplies food to two kiosks located in the Flatiron and Astor Place areas of Manhattan. Mavik needs to complete its buildout work and secure various approvals from New York State and City, but the Trust expects initial sales of basic snacks and beverages to start soon to serve park patrons. Under the permit, the base fee is \$54,000 for Year One, with an additional percentage fee of five percent of gross revenue above \$350,000.

The Trust is still working on the concession for Chelsea Waterside, which is more challenging for various reasons. With that said, the Trust is hopeful that it has identified a solution and President Doyle hopes to have good news to report to the Directors at the next meeting.

She reported that finding an operator for the Pier 62 carousel and mobile food carts in the vicinity has also been challenging. The Trust did not receive any responses to the RFP issued for that opportunity. However, the Trust's staff observed that one of the respondents who had submitted a response for the Chelsea Waterside and Gansevoort food concession RFP had once operated the carousel for four years beginning in 2010. In instances of failed RFPs for revenue opportunities, the Trust has some latitude to pursue a single source concession when the Trust determines that it is in its best interest. In this case, the Trust's staff made the decision that having the carousel open to the public during the summer period would be preferable to having this park amenity shuttered, as the staff does not have the expertise to conduct the operation directly. Consequently, the Trust's staff entered into discussions with the concessionaire, the New York Picnic Company, Inc., directly. New York Picnic Company has agreed to enter into a concession to operate the carousel along with two mobile food trucks for an initial three-year term at a fee of \$28,000 and will also provide the Trust an additional fee of 10 percent of gross sales that exceed a value of \$120,000. New York Picnic Company has prior experience operating the carousel and mobile food carts at the carousel premises and is expected to begin operations once concessionaire passes the NYC Department of Buildings inspections.

President Doyle inquired if there were questions or curiosities on these RFPs and noted that the Trust will need to issue RFPs also for Pier 84 and Pier 97 food concessionaires and that the Trust welcomes thoughts and approaches to consider.

She then reported that the Finance Department is working with the Trust's outside auditor on the annual financial audit that must be completed by late June. The audit committee is meeting on June 25 to review the proposed audit and the auditor will present at that committee meeting.

The final audit as well as a number of other documents that were approved by the Board today, such as the Investment Guidelines, and by the Board at recent past meetings, such as the Trust's Procurement Guidelines, must be filed with the Authorities Budget Office through its PARIS website by June 30.

The President informed the Directors that spiffy new shade canopies have been installed at Pier 45 in time for summer. She attended last week's Healthy on Hudson fitness class sponsored by Chelsea Piers on the newly renovated turf field at Pier 46 and she can vouch for the area being extra springy. President Doyle pointed out to the Directors that they each have a copy of the Park's summer events calendar – there is so much happening across the Trust's four-mile footprint, and she hopes the Board is able to take some time to enjoy some of the fun things that the Trust does.

President Doyle mentioned three other updates.

First, Chelsea Piers has just about completed the new public improvements that the Trust negotiated for during the new lease process. President Doyle is really pleased to say that in her view, they make a dramatic visual difference in terms of signaling that the path is public. The Trust is working with Chelsea Piers on some directional signage that is within the brand spectrum that Hudson River Park uses, but people are already using the new path that runs adjacent to the Hudson River.

Second, this past weekend, Pier 76 hosted approximately 25-30 thousand people over the course of three days for HYROX's New York race – about half were spectators. HYROX is a newish sport known as fitness racing that combines running and workout stations in a circuit. HYROX is a global event and normally, people compete indoors. HYROX came to Hudson River Park last year and returned larger this year, using virtually every inch of the pier, where a running track was assembled around the various workout stations. HYROX is a guest event, which means that it pays for use of the pier, but as a fitness event, it also aligns well with some of the Park's priorities. In addition to the rental fee, HYROX also partnered with Hudson River Park Friends at the Trust's request and added a charity component called Friday Night Lights. In total, the Park will receive more than \$400,000 for use of the pier, with some revenue sharing components pending.

Finally, President Doyle once again represented the Trust at the Intrepid Museum's annual Salute to Freedom dinner during Fleet Week. The Secretary of the Navy was one of the two honorees, and he was very clear that he was accepting the honor on behalf of the people who serve.

As usual, there were many current and former members from each branch of the U.S. armed services there, as were a number of the young people who have benefited from the Intrepid's robust STEM programming. The Intrepid Museum is an important cultural asset for New York City, not to mention also an important use in the Park. The Intrepid, and by extension Hudson River Park through the Trust's lease, honors those individuals, and demonstrates support for the country's military even in Manhattan.

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The Chair introduced Ms. Tammy Meltzer to provide the Advisory Council report. Ms. Meltzer informed the Directors that May was a very long meeting having to do with catchups from the Trust and planning for the summer. The Advisory Council moved up the next meeting to be flexible for the Trust because of Pride month and July 4th and everything for the summer, so the Advisory Council's next meeting will be on June 10th. The Battery Park City Authority confirmed that they would present their response to the resolutions passed by the Advisory Council on its comments on the Draft Environmental Impact Statement for the Northwest resiliency project that will affect the Estuarine Sanctuary. The Advisory Council also sent a preliminary list of questions about CSOs in the water along the Hudson River Park to the NYSDEC and NYSDEC is sending someone to reply to this month's meeting. It is the start of part one of two and is very much in line with conversations about the development across the street and how that has affected the CSOs into the water. The Advisory Council is looking forward to the fall to have more robust conversations about CSOs, especially with NYSDEC having conversations about swimming in the Hudson. Mrs. Meltzer said a special thank you to Patrick Foster for passing along the Advisory Council's questions as a board member to NYSDEC.

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The Chair introduced Ms. Connie Fishman to present the Hudson River Park Friends Report. Hudson River Park Friends passed its budget on March 31st. Ms. Fishman explained that Hudson River Park Friends had a significant deficit in fundraising for the gala last year, and this has been discussed with similar organizations who are experiencing the same kind of concern with galas in general. They are thus changing the format this year to be less traditional and lowering the price slightly to get more people interested in coming just as individuals. For the higher-end tables,

they will create an area that is a little bit different than in previous years. Ms. Fishman thinks that people who have been there many years in a row will like seeing the change and hopes that it will help with ticket sales. Tickets will go on sale next week. Last year, the deficit was a little over \$200,000 but fortunately Hudson River Park Friends made up for it with other events, so at the end of the year, Friends wound up with a nearly \$400,000 increase from corporate giving doing well, individual giving doing well, and foundations doing much better than they have in the past.

Hudson River Park Friends is doing more small events like the luncheon committee, which is not so small anymore, and things on a more individualized basis. For example, Hudson River Park Friends had an evening party last night with two Board members and people they invited from the neighborhood. Hudson River Park Friends got to provide a lot of information about Hudson River Park that nobody knew despite living in the neighborhood. Hudson River Park Friends addressed the “Not the West Side Highway” campaign to try and get people to name Hudson River Park instead of calling it the West Side Highway. Hudson River Park Friends will be spending more on media to get people to call the Park by its name and has a couple of very good interns this summer who do videography.

She explained that overall, the budget goal for this year is about \$6.5 million dollars, a \$400,000 jump from where Hudson River Park Friends landed after last year. It is a little ambitious, but Hudson River Park Friends hopes to get there and has been recruiting some very good board members with excellent corporate contacts and will also spend more time on membership, which has grown to 1400 members, about 400 more members than a couple of years ago.

She concluded her report by mentioning that the historic photos on the fence at the sturgeon playground have been all switched out. There are some very good local photographers, some from Greenwich Village and Chelsea and elsewhere from the 1970s, 80s and 90s. She invited the Directors to visit.

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The Chair thanked all the presenters and then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Pereira called for a motion to adjourn the public portion of the meeting and to move into the Executive Session to address real estate and litigation matters. The public portion of the meeting adjourned at 5:48 PM. The Executive Session ended at 6:20 PM. No action occurred during the Executive Session.

**For Consideration**  
**July 24, 2025**

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey for Goose Control Services

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**I. Contract Summary**

Contractor: Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey  
Proposed Work: Goose Control Services  
Contract Number: G8050  
Amount: Up to \$175,000 over three years

**II. Background**

The Hudson River Park Trust (“Trust”) requires a goose chasing company to manage geese populations throughout Hudson River Park (the “Park”). Staff have observed a large number of geese at various sites including Clinton Cove, Pier 97, Piers 62 and 63, the Gansevoort Peninsula, and other park locations. Geese often destroy Park landscape features and discourage Park patrons from using lawns as intended. In addition, goose droppings can pose a potential health risk. For these reasons, Hudson River Park seeks to curtail its goose population through use of trained border collies or similar breeds working under the guidance of specially trained dog handlers. While the geese are not harmed, frequent visits by dogs through such programs discourages the geese from lingering.

**III. Procurement Process**

Pursuant to its Procurement Guidelines, on June 9, 2025, the Trust released a Request for Proposals (“RFP”) for Goose Control Services that was published in the New York State Contract Reporter and on the Trust’s website. The Trust received five proposals on the submission due date of July 1, 2025. A selection committee comprised of staff from the Operations and Legal Departments reviewed the proposals and evaluated each proposal pursuant to the evaluation criteria set forth in the RFP, including the respondents’ proposed pricing and experience in providing goose control services and commitment to providing the services in a timely manner. The selection committee interviewed the two highest ranked companies. Based on its review, Trust staff recommends contracting with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey (“Geese Chasers”) for the services over a three-year period. Geese Chasers provided the lowest fee and has many years of experience and a good reputation for providing goose control services, including past services for the Trust and, therefore, presents the “best value” to the Trust.

Geese Chasers offered an annual fee for the first two years of service of \$51,000 and a small increase for the third year of the contract at \$52,500. Staff recommends contracting with Geese Chasers for the three-year period for a total contract amount of up to \$175,000, which includes an additional \$20,500 as contingency in the event additional services are needed over the three-year contract term.

Due to a lack of MWBE and SDVOB companies that provide goose control services in the New York City area and the fact that the nature of the services does not provide for subcontracting opportunities, the 30 percent MWBE and six percent SDVOB goals were waived prior to the release of the RFP. The Trust staff completed the responsibility determination for Geese Chasers, including requirements for legal authority, integrity and past performance, and no issues were identified.

#### **IV. Funding**

Funding for this contract is available from the Trust's Operating Budget as approved by the Board of Directors each year.

#### **V. Requested Action**

The Trust staff requests authorization by the Board of Directors to contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey for Goose Control Services for a Total Board Authorization Amount of up to \$175,000 over a three-year contract term.

Attachment  
Resolution

**HUDSON RIVER PARK TRUST - Authorization to Contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey for Goose Control Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 24, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey for Goose Control Services for a Total Board Authorization Amount of up to \$175,000 over a three-year contract term; and be it further

**RESOLVED**, that the President or the President's designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**July 24, 2025**

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services

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**I. Contract Summary**

Contractor: Gilbane Building Company  
Proposed Work: Pier 97 and Gansevoort Peninsula Construction Management Services  
Contract Number: A5098  
Amendment: Additional \$60,000 for a Total Board Authorization of up to \$9,226,122

**II. Background**

At its November 20, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a three-year contract with Gilbane Building Company (“Gilbane”) for Pier 97 and Gansevoort Peninsula construction management services for a Total Board Authorization Amount of up to \$7,615,815. The 2019 contract assumed that construction of both projects would be complete by Fall 2022, but delays occurred related to the pandemic and associated supply chain issues, unanticipated underground obstructions at the Pier 97 park building, and other factors. As a result, the Board approved amendments to the contract at the December 1, 2022, June 20, 2023, March 26, 2024 and January 30, 2025 meetings that collectively authorized increases to the contract amount and term such that the Total Board Authorized Amount is currently up to \$9,166,122, and with a contract term expiring on December 31, 2025.

Both Gansevoort Peninsula and Pier 97 are substantially complete and open to the public. The Pier 97 building is expected to open to the public in the very near future after punch-list items are completed and the certificate of occupancy is obtained from the New York City Department of Buildings. Gilbane’s services are needed on a limited basis through project closeout. Trust staff therefore requests that an additional \$60,000 be added to the contract to cover the remaining services through the end of the calendar year.

**III. Requested Action**

The Trust staff requests Board approval to amend the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services by an additional \$60,000 for a Total Board Authorization Amount of up to \$9,226,122.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Approval of Contract Amendment with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 24, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services by \$60,000 for a Total Board Authorization Amount of up to \$9,226,122; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.